



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 15, 2016

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	November 30, 2016
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT NO:	446317
PROJECT NAME:	<u>HAINES STREET TOWNHOMES</u>
PROJECT TYPE:	Coastal Development Permit/Tentative Map, Exempt from CEQA Process Three
APPLICANT:	Scot Frontis
COMMUNITY PLAN AREA:	Pacific Beach
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	William Zounes, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5942/wzounes@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Process 3 Coastal Development Permit and Tentative Map for the demolition of two single family dwelling units and detached garage for the construction of three residential condominiums units totaling 2,152; 2,856; and 2,348 square feet each. As a component of the application, the project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. 0.14-acre site is located at 4105-4109 Haines Street in the RM-2-5 zone within the Pacific Beach Community Plan and Local Coastal Program area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Coastal Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone. The project site is designated for multi-family residential development (15-30 dwelling units per acre) in the Pacific Beach Community Plan and Local Coastal Program. The project application was filed on October 5, 2015.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Hearing Officer's decision.

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 7, 2016 and the opportunity to appeal that determination ended October 21, 2016.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24006212



Development Services Department

William Zounes / Project No. 446317

1222 First Ave., MS 501 • San Diego, California 92101-4140

RETURN SERVICE REQUESTED